

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Phone: (954) 828-5123
Email: timw@cityfort.com

Project Name: Habec Company, LLC/Walgreens
Parking Reduction Application
1680 S.E. 17 Street

Case #: 60-R-02

Date: June 11, 2002

Comments:

1. My office has written a letter of review on this application, dated June 4, 2002 (m:/correspond/tw02.123). No other comments will be provided at this time.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Habec Company LLC/Walgreen's

Case #: 60-R-02

Date: June 11, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Habec Company LLC/Walgreens

Case #: 60-R-02

Date: 6/11/02

Comments:

Refer to separate review for site and landscape plan comments

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Habec Company LLC/Walgreens

Case #: 60-R-02
(Site Plan 132-R-01)

Date: June 11, 2002

Request: Site Plan Level III - Parking Reduction/B-1 for Walgreens/1680 S.E. 17 Street and 1717 Eisenhower Blvd. (Site plan was reviewed on December 11, 2001 as Case 132-R-01)

Comments:

Note: This parking reduction will be combined with the site plan as Case 132-R-01 – Please refer to this number when filing application to Planning and Zoning Board for Parking Reduction.

1. Separate application and fee is required for Planning and Zoning Board submittal. Proposal is subject to City Commission Request for Review within 30 days of Planning and Zoning Board Review.
2. If application for parking reduction is approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense prior to final DRC.
3. Parking Reduction study must be reviewed and signed off by Tim Welch, Engineering Design Manager, prior to submitting for PZ Board review. Also, site plan will need to be circulated for preliminary PZ sign offs prior to submittal.
4. Provide landscape plans and elevations with PZ submittal. Provide an elevation of proposed sign indicated on site plan. Code prohibits changeable copy.
5. Discuss perimeter landscape area with landscape representative at DRC meeting.
6. Pursuant to Sec. 47-20.3.A.5., specify in narrative which criteria this reduction is based on.
7. Discuss circulation with Engineering representative at DRC meeting.

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8. Letter from Miller Consulting, Inc. dated May 8, 2002 mentions the most recent site plan is dated May 2, 2002, the site plan submitted with application is dated April 3, 2002. Provide current site plan with PZ submittal.
9. The property is acreage and must be platted. A plat application (Case 26-P-00) was reviewed by DRC on November 14, 2000 to plat this property for 275 hotel units. The plat did not proceed on to Planning and Zoning Board and City Commission. The proposed plat must reflect the intended use. A separate application and fee is required for Planning and Zoning Board review of the plat. The plat should proceed on to PZ with the parking reduction.
10. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary-Robitaille
828-6419

Project Name: Habec Co./Walgreens

Case #: 60-R-02

Date: 6-11-02

Comments:

No comments at this time.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Habec Company LLC/ Walgreens

Case #: 60-R-02

Date: 6/11/02

Comments:

1. Provide a narrative outlining which criteria the proposed parking reduction is based on pursuant to section 47-20.3.A.5.
2. Discuss two-way traffic circulation on northern portion of the parking lot at entrance with the Engineering representative.
3. Parking reduction shall be recorded prior to final DRC review.
4. Additional comments may be forthcoming at DRC meeting.